

MEMORANDUM

TO: City Council
FROM: Steve Westbay
DATE: August 27, 2013
RE: Community Development Department Semi-Annual Report

This semi-annual report highlights the department's accomplishments during the past six months. The list includes, but is not limited to, the following activities:

- completed the Blue Mesa Shopping Center Subdivision and issued the Tractor Supply Company building permit;
- continued work on the Highway 50 Access Control Plan which is now about three-quarters complete;
- completed adoption of the *City of Gunnison Non-Motorized Transportation Plan*;
- adopted the revised FEMA Maps and Reports;
- completed amendments to the City's Sign Code;
- helped host the Ana's Pledge bike rodeo;
- completed a \$485,437.00 Federal Lands Access Program grant application for future trail development—grant recipients to be announced in October 2013;
- completed the initial City comments regarding the Gunnison Sage Grouse listing.

PLANNING

Since February 2013 the Planning Department processed 12 development applications including the Blue Mesa Shopping Center Major subdivision, five Conditional Use applications; two Exempt Subdivisions; and a PUD Major Change for the *Gunnison Rising Drainage Master Plan*. Other projects included a public scoping for the *City of Gunnison Non-Motorized Transportation Plan* and coordinating comments for the Gunnison Sage-grouse Endangered Species Proposed Rule.

Highway Access Control Plan. The *Highway Access Control Plan (ACP)* began in October 2012 and is now about three-quarters complete. In early April the ACP project team held the initial open house and personal meetings with affected property owners. The Council and Board of County Commissioners (BOCC) were provided with an overview of the project in at a joint meeting held in March 2013. A draft of the final plan was developed and presented to City Council and the BOCC in June 2013. The final open house was held on August 21st—public input was minimal. The next step is to develop the final plan report and the Inter-Governmental Agreement (IGA) that will be signed by CDOT, Gunnison County and the City. The project calendar has the plan and IGA adoption occurring in early November 2013.

Draft LDC. During the past six months the Planning and Zoning Commission reviewed the final sections of the draft *Land Development Code*. Revisions of these sections focused primarily on the Waivers section and the incentives proposed for development of affordable housing. The staff will now begin a public input process that will include meeting with groups such as the Rotary Club, developers and contractors, realtors, the general public and other interested community members.

Upcoming Projects. Gunnison Valley Properties LLC, and staff have discussed development applications for the Commercial Mixed Use District. The staff also anticipates the initiation of the *City of Gunnison Master Plan*. The last plan was adopted in 2007 but significant changes to the community now warrant the update of the *Master Plan*.

BUILDING DEPARTMENT

New *Flood Insurance Study* and *Digital Flood Insurance Rate Maps* became effective on May 16, 2013. The *City of Gunnison Flood Damage Prevention Regulations*, which incorporates the study and the maps into the floodplain management process, were amended by ordinance to cite these new map and report documents. The Federal Emergency Management Agency (FEMA) operates the Community Rating System (CRS), a program that provides discounts for flood insurance to communities depending upon local programs and policies that help mitigate flood hazards. This past month a CRS administrator visited the Community Development Department staff to assess the local flood protection programs. General observations by the CRS administrator seemed to be positive regarding the local activities that are implemented by the City.

This has been the most significant building season in several years. As noted by building permit data graphs found at the end of this report, this year has seen a good rebound, especially in private activity. Please note that 2009 and 2010 permitting/valuation fees were associated with the REIJ school remodel projects, the County Public Safety Building and the hospital addition.

This year's projects have included the new Tractor Supply Company and Family Dollar stores and five new residential dwelling units. The staff has also been contacted by representatives from O'Reilly Auto Parts who are under contract to purchase a lot in the Blue Mesa Shopping Center. Presently, there is no indication whether or not this new business would begin construction this year.

FIRE & HAZ-MAT

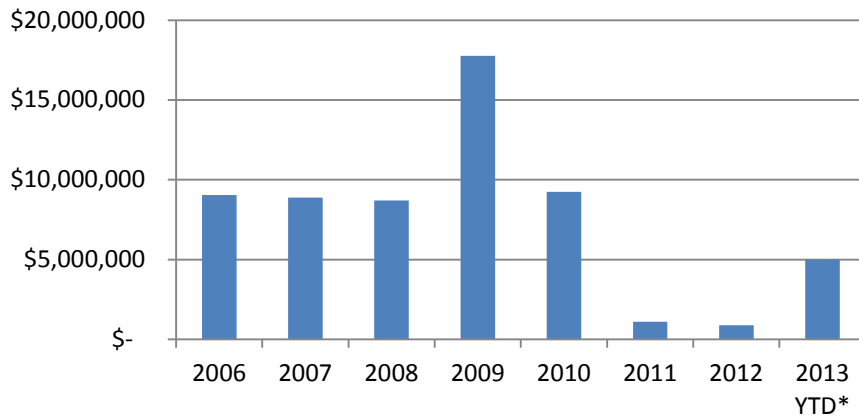
As you know May, June and July were hot and dry. The East Fork Fire on the Cimarron started in early July and a Type II Management Team was tasked with the fire command. One District truck crew was sent to the West Fork Complex fire in the upper Rio Grande River drainage. Additionally, there were at least five different lightning-caused small fires in the County that were contained by the District firefighters. The Gunnison Basin Wildfire Council met biweekly. By the middle of July monsoon rains arrived; the Stage 1 fire restrictions have been lifted and the East Fork Fire is out.

During the past six months Dennis has been busy with operational functions and public safety outreach. On April 14th there was a major structural fire at the Cebolla Apartments just north of town. The cause was attributed to faulty electrical equipment. Dennis also completed the annual inspection of all restaurants and bars in the community and conducted the annual inspection of the hospital facilities. He also participated in planning for the July 4th fireworks event.

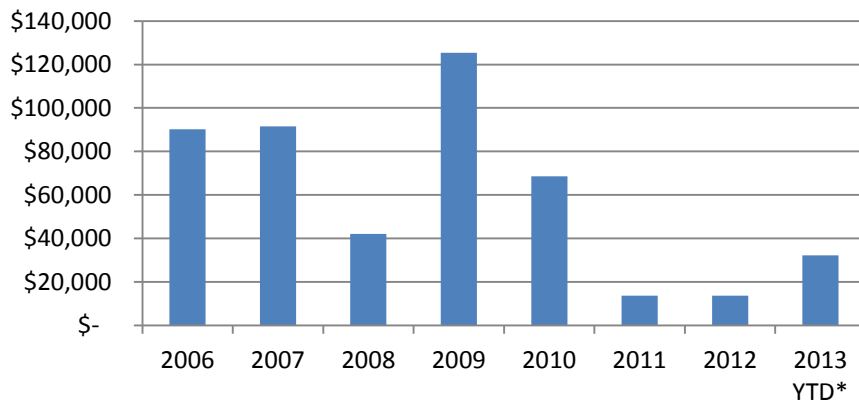
CONCLUSION

The *Land Development Code* will continue to move forward. The *Highway Access Control Plan* will also be a major emphasis. Work on the *City Master Plan* update will also begin during the next six months. If you have any questions feel free to contact me.

Valuation



Permit Fees Collected



Use Tax Collected

